

**Warsaw Planning Commission  
And  
Warsaw Town Council  
Joint Public Hearing  
July 3<sup>rd</sup>, 2014  
78 Belle Ville Lane  
7pm**

Chairman Lowery called the July 3rd meeting of the Warsaw Planning Commission to order at 7:04 p.m. The Pledge of Allegiance was led by Chairman Lowery. Commissioners in attendance were Chairman Lowery, Anne Barker, Rebecca Hubert, Susan McFadden, and Gary Palmore. Town Manager, John Slusser and Administrative Assistant, Kate Condrey, represented the Town.

Town Councilman present were Mayor Mark Milstead, Vice Mayor Paul Yackel, Ogle Forrest, and Ralph Self.

Others present included Sonya Lucas, representing Wellesley Place, Charlie Pruett and Melinda Lewis representing Hurst Harvey Oil. Roy Rogers was present representing Bailey Living Trust. Paul Ball, Julia Hundley, Patricia Schonasky, Roy Rogers, China Jones, Jedidiah Vandeloecht, Kelly Haynie, Becky Shaffer, Irina Chandler, and Harold Donovan were also in attendance. Nicholas Vandeloecht was present, representing the Northern Neck News

Chairman Lowery started the meeting with the approval of the minutes from the June 5<sup>th</sup>, 2014 meeting. Commissioner Barker motioned to accept the minutes with the correction on page 7. There was an error and the word attendance needs to be changed to attendant. Commissioner Hubert seconded the motion to approve the minutes.

Chairman Lowery noted there was an item not on the agenda. He asked for a motion to appoint Administrative Assistant, Kate Condrey as the Secretary of the Warsaw Planning Commission. A motion was made by Commissioner Barker to make Kate Condrey the Secretary of the Warsaw Planning Commission. It was seconded by Commissioner McFadden. The following votes were taken:

Chairman Lowery	Aye	Rebecca Hubert	Aye
Vice Chairman Washington	Aye	Susan McFadden	Aye
Anne Barker	Aye	Gary Palmore	Aye

Vice-Chairman Washington enters the meeting at 7:10 p.m. His arrival made a quorum for Town Council and Mayor Mark Milstead called the Town Council to order.

***Conditional Use Permit Request- Hurst Harvey Oil, Inc.  
Car Wash- Tax Parcel 16(6)1***

Chairman Rudolph Lowery opened the floor for the public. Charlie Pruett, a surveyor from Lancaster, took the podium. He went over the initial site plan. He pointed out there would be four wand bays for self service, one automatic car wash and eight vacuum stations. He stated there would be more trees put for water absorption. The run-off from the carwash will go in two directions, some behind Food Lion, but most will be deposited into two dry wells. Mayor Milstead had questions about the dry wells and asked who would be in control of pumping and monitoring the levels. Charlie Pruett stated there would be a company to pump the wells. They would be monitored by an attendant at the car wash. Mayor Milstead then informed Mr. Pruett of the mandatory hook-up to sewer in the town ordinance. Town Manager, John Slusser explained the holding tanks were similar to a “grease trap” and you would not want that run off going into the Warsaw sewer system.

Vice- Chairman William Washington noticed Melinda Lewis had joined the audience. She was then asked questions about crowd control, hours of operation, signage, lights, and security. She stated the site would be run from a computer located in Kilmarnock, VA. They would have an attendant to look over the place, and signage to deter loitering would be put up. Hours would depend on the season. They would supply lights around the perimeter and would call WPD if needed to handle security. Councilman Paul Yackle presented a previous situation with a carwash near town. He pointed out the problem they had, and how it greatly affected the town. Mayor Milstead wants more rules and regulations in writing. A fairness issue was brought up with the mandatory hook-up. Chairman Lowery stated the car wash discussion will be held over until the August meeting to tie up loose ends. He closed the public hearing on Hurst Harvey Oil, Inc.

***Conditional Use Permit- Wellesley Place  
Sonya Lucas- Restaurant/Banquet Hall  
4699 Richmond Road located at Warsaw Village Shopping Center***

Chairman Lowery introduced Sonya Lucas from the Wellesley Place. Ms. Lucas stated she had no new information and was open for questions. The public declined to ask questions. Commissioner McFadden asked about hours of operation. Ms. Lucas stated she would be open until about 9 or 10 for dinner. For events in the banquet hall, she would be open later, possibly until 2am. Town Manager Slusser stated this was in the town ordinance and Ms. Lucas was not asking for unreasonable hours.

Mayor Milstead asked what meals she would be serving. Ms. Lucas stated lunch and dinner, Wednesday through Sunday. On Sundays, there may be complimentary music for guests. There will be no cover charge accepted, but a banquet fee will be retained by Ms. Lucas for rental of her space. She is talking with Barry Sanders about the occupancy. She will be applying for her ABC license, but will require a banquet license to be obtained by her renters for their events.

Ms. Lucas will provide security, in the building and outside. She has had one incident and WPD was called for back-up. Nothing came of the incident. It will mainly be a restaurant. The Town Manager stated she would no longer need a banquet license because that goes under a restaurant license. She can have private events under a restaurant license and the banquet license would be obsolete. He has no issues with her request as long as she maintains her restaurant in respect of the town.

Chairman Lowery asked for a motion to move forward with the Wellesley Place conditional use permit request. Vice-chairman Washington made the motion. Commissioner Barker seconded. The request will be presented to Warsaw Town Council on July 10<sup>th</sup>, 2014.

Chairman Lowery	Aye	Rebecca Hubert	Aye
Vice Chairman Washington	Aye	Susan McFadden	Aye
Anne Barker	Aye	Gary Palmore	Aye

***Consideration of the Proposed General Development & Final Site Plan  
Bailey Living Trust & Developer Roy Rogers  
Parcel 16A3(A)3-187 Memorial Drive***

Chairman Lowery opened to floor to the public and introduced developer Roy Rogers. Harold Donovan signed in and wanted to speak. He stepped forward and said this was the first he had heard of this plan. He stated his concern with the low water pressure on Sturman Ln. and how this development may affect it even more. Town Manager, John Slusser, explained how the development would receive water, and it will increase the flow to Sturman Ln. He was not sure if it would help with the pressure, but it would increase the amount of water flowing to that area. Concerns about fire safety were brought up. The lines that run to Sturman Ln. may not supply adequate water if a fire did occur. Mr. Slusser wants to run tests on the pressure and flow on Sturman Ln. Mr. Donovan was in favor of the development as long as it doesn't make the water pressure issue worse.

Harold Donovan also presented another problem with the development. He stated the road could not handle more traffic and it would be very dangerous to bring that amount of traffic out on such a small road. He stated there have been accidents on the blind corner by Clements Tent Rentals. Mr. Slusser advised this was something that VDOT would have to take care of. VDOT controls the roads. Mr. Slusser is going to set up a meeting with VDOT and the residents of Sturman Ln. to address their concerns and questions. Mr. Slusser advised the residents of Sturman Ln. to be open to the VDOT representatives' ideas for a solution. Mr. Slusser will also address the run-off concerns with VDOT. Councilman Forrest agreed with Mr. Donovan's concerns about water and traffic.

Vice-Chairman Washington was concerned about the public not knowing what was going on with the development. Town Manager, John Slusser stated there were two signs put up about the public hearing and it was also posted in the newspaper. Mr. Slusser reminded everyone that Warsaw Planning Commission and Town Council meetings are public and anyone can attend.

Julia Hundley shared her concerns about the development. They were the same as Mr. Donovan. Patricia Schonasky also had the same concerns. She brought up the matter of who would be living in the development. She asked would it be low-income housing. She was concerned about the safety of her home if low-income housing was present.

Kelly Haynie then spoke about her concerns. She stated that two cars cannot pass one another on Sturman Ln. She said the gravel road was in disarray. She wants the road to be fixed before a subdivision is built. Becky Shaffer shared Mrs. Haynie's concerns and stated that the roads should be cared for because the residents pay town taxes. Mayor Milstead asked the town manager to explain how the roads are cared for.

Mr. Slusser stated that since Warsaw is a small town, they cannot get funding to maintain roads. VDOT is supposed to maintain the roads for the town. He stated there is only a 25ft right away and VDOT would need more to do anything with the road. There was gravel put down, but it was just a temporary fix.

More concerns about the children's safety on Sturman Ln. were brought up by Irina Chandler. She was also concerned with who would be coming into the development.

Developer Roy Rogers took the podium. Mr. Rogers stated that traffic is a concern, but he can make no promises. He also said he hopes the water situation will improve. He shut down concerns of low-income housing and stated the new houses would enhance the community. The values would be equal or higher to what is already there. Town manager, John Slusser, handed out layouts of the development to the members of Commission and Council.

Developer Roy Rogers stated the house that is currently on the property will be removed. His plan will also help with the storm water issue. He stated he cannot fix the entire problem, but can help. The average proposed lot is about half of an acre of land. He wants to talk with the community and Councilman Forrest to see what they want to happen in the new development.

Commissioner Palmore brought up his concerns with deed restrictions. He wants single family homes. Mr. Rogers stated there would be deed restrictions and only single family homes would be allowed.

Mr. Donovan asked about taxes and if they would change because of the development. Town manager, John Slusser, stated there would be no change. John went on to explain how the water running off of route 360 is a major concern. The developer is responsible for the water that falls on his development, not what falls elsewhere and runs onto it. Mr. Slusser explained the path of rain water run-off. He again stated that he wants to arrange a meeting with VDOT to address the different concerns brought up at this meeting.

Mr. Rogers stated he wanted to use a local builder, but does not have one as of yet. If he did not use a local builder, he would pick a very respectable company to work with. They will be stick build homes.

Vice-Chairman Washington stated that if we have new homes, we will bring in new people with new skills that could help to improve Warsaw as a whole. He told the audience that the Commission and Council were listening to their concerns and wanted to do the best thing possible. He wants to push the development to town council.

The Planning Commission decided to table the development until the August meeting. They will look for deed agreements from the developer, Roy Rogers, and Mr. Slusser will gather information from VDOT concerning the water and traffic.

There being no further business, Chairman Lowery adjourned the July 3<sup>rd</sup> meeting of the Warsaw Planning Commission at 8:47pm.

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Laura Katherine Condrey, Secretary  
Warsaw Planning Commission